



Borough of Seaside Park

ZONING / CODE ENFORCEMENT OFFICE

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The Family Resort

313 SW Central Ave. • Seaside Park, New Jersey 08752

Important update for 2024 Rental Season:

The State of New Jersey has adopted two (2) new laws that require municipalities to enforce regulations for landlords who maintain rental properties. Landlords are now required by the new laws to:

Maintain certain liability insurance policies: NEW LIABILITY INSURANCE REQUIREMENTS BY THE STATE OF NEW JERSEY FOR ALL RENTAL PROPERTIES:

CHAPTER 92 C.40A:10A-1 Liability insurance, negligent acts, omissions; business owners, rental unit, units owner. A. Except as provided in subsection b. of this section, the owner of a business or the owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

B. The owner of a multifamily home which is four or fewer units, one of which is owner occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Provide a valid lead-free certification for all homes build during or prior to 1978: NEW LEAD PAINT INSPECTONS REQUIRED BY THE STATE OF NJ:

P.L. 2021, c. 182 All single-family, two-family, and multiple rental dwellings must be inspected. The following dwellings are exempt:

1. Dwellings that were constructed during or after 1978.
2. Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals.
3. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b).
4. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).
 1. This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.
 2. A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

******Please note that due to the new State Law P.L. 2021, c. 182 the Borough of Seaside Park will be conducting VISUAL LEAD INSPECTIONS during our annual rental inspections. If your property has peeling/chipping paint, only then will you be required to hire a lead abatement contractor and then provide us with a lead safe certificate.**

Dear Property Owner:

Borough Ordinances require a permit each year for all buildings which are rented or leased for living purposes **prior to occupancy**. This requirement applies to all seasonal and year-round rentals regardless of when occupancy began or length of rental term. The owner of any property which is rented or leased as a dwelling unit without a current rental permit is subject to the issuance of a summons which carries a maximum \$2,000 fine.

If Property Owner is a corporation (LLC/PARTNERSHIP/INC), you must provide at least one person's full contact information including a 24-hour emergency telephone number. It is the responsibility of the property owner to schedule the required inspection (**at least 2 weeks in advance**) and, if necessary, to arrange with the tenant or rental agent for access. Additionally, included on the reverse side, is our Housing Inspection Helpful Hints page regarding most repetitive violations. Please visit www.seasideparknj.org for garbage and recycling schedule

Summer seasonal rental permits; fees.

All dwelling units in the Borough of Seaside Park that are leased or rented for living or sleeping purposes for occupancy during the period from April 15 to October 15 shall be required to obtain a summer seasonal rental permit and shall comply with the standards outlined below.

The nonrefundable application fee for a summer seasonal rental permit shall be \$100 for properties inspected and approved on or before May 1 of each year. After May 1, the nonrefundable application fee for a summer seasonal rental permit shall be \$150. After June 1, the nonrefundable application fee for a summer seasonal rental permit shall be \$200. Summer seasonal rental permits shall expire October 15.

The Borough of Seaside Park Property Maintenance Code as adopted pursuant to Chapter 350 (Property Maintenance) of the Code of the Borough of Seaside Park is hereby adopted as the standard for the summer seasonal rental permit inspections.

Annual rental permits; fees.

All dwelling units in the Borough of Seaside Park that are leased or rented for living or sleeping purposed for occupancy during periods, other than the periods outlined for summer seasonal rental permits in § 364-2, shall be required to obtain an annual rental permit and shall comply with the standards below.

The nonrefundable application fee for an annual rental permit shall be \$100 for properties inspected and approved on or before March 1 of each year. After March 1, the nonrefundable application fee for an annual rental permit shall be \$150. After April 1, the nonrefundable application fee for an annual rental permit shall be \$200. Annual rental permits shall expire December 31.

The Borough of Seaside Park Property Maintenance Code as adopted pursuant to Chapter 350 (Property Maintenance) of the Code of the Borough of Seaside Park is hereby adopted as the standard for annual rental permit inspections without additional revisions.

Re-inspection fee after denial or revocation of rental permit.

Any dwelling unit which is required to be re-inspected shall be required to pay a re-inspection fee of \$50 per unit. PLEASE BE ADVISED: Failure to be and remain current on all Borough property taxes and utilities will result in denial or revocation of rental permits.

If your property is one or two units: please fill out the enclosed Landlord Identity Registration Statement and return it to the Seaside Park Code Enforcement Office.

If your property is three or more units remember to register with the DCA Housing Bureau.

Please submit a copy of your Liability Insurance Declaration Page with your application.

LEAD-FREE CERTIFICATION CHECK LIST

Y or N: Was the structure built before 1978?

Y or N: Are you renting more than 6 months out of a year?

Y or N: Are there 3 or more dwellings built before 1978 and registered with the Department of Community Affairs for at least 10 years and hold a Certificate of Inspection by the DCA? (Copy of certificate must be included)

Y or N: Is the dwelling certified free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b)? (Copy of certificate must be included)

If you have any questions or require any assistance, please call the Code Enforcement Office at (732) 250-7569. **If you are not planning on renting during 2023, please notify this office.**